018.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	885,500	/	885,500
USE VALUE:	885,500	/	885,500
ASSESSED:	885,500	/	885,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOE NINA
Owner 2:	
Owner 3:	
Street 1:	12 CHESWICK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOE NINA & -
Owner 2:	REVULURI SINDHUMATHI KRISHNAIA -
Street 1:	12 CHESWICK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 1556 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5691.000	383,400		502,100	885,500
Total Card	0.131	383,400		502,100	885,500
Total Parcel	0.131	383,400		502,100	885,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.27 | /Parcel: 569.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12952

GIS Ref

GIS Ref

Insp Date 03/30/09

!1543!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	383,400	0	5,691.	502,100	885,500		Year end	12/23/2021
2021	101	FV	372,300	0	5,691.	502,100	874,400		Year End Roll	12/10/2020
2020	101	FV	372,300	0	5,691.	502,100	874,400	874,400	Year End Roll	12/18/2019
2019	101	FV	313,600	0	5,691.	649,800	963,400	963,400	Year End Roll	1/3/2019
2018	101	FV	313,600	0	5,691.	413,500	727,100	727,100	Year End Roll	12/20/2017
2017	101	FV	313,600	0	5,691.	378,100	691,700	691,700	Year End Roll	1/3/2017
2016	101	FV	207,500	0	5,691.	307,200	514,700	514,700	Year End	1/4/2016
2015	101	FV	202,500	0	5,691.	307,200	509,700	509,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:09:21

LAST REV

Date	Time
01/15/20	15:30:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1543

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOE NINA &,	1552-193	1	12/11/2019	Convenience	1	No	No		
MESTHENE JAMES	1482-136		12/16/2015	Change>Sale	680,000	No	No		
MESTHENE JAMES	1323-101		7/21/2006	Family	1	No	No		RUTH MESTHENE D.O.D. 8/16/2015. BK 1323 PG 10
MESTHENE JAMES	1322-56		6/28/2006		527,500	No	No		
MESTHENE DONNA	1155-37		5/8/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2017	493	Re-Roof	59,788	C				
1/15/2016	52	Redo Kit	68,000					
9/26/2012	1216	Manual	7,216	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2016	Permit Visit	PT	Paul T
5/12/2016	Left Notice	PT	Paul T
4/28/2016	Sales Review	PT	Paul T
4/16/2013	Info Fm Prmt	EMK	Ellen K
3/30/2009	Meas/Inspect	201	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5691		Sq. Ft.	Site		0	85.	1.04	2									502,122						502,100	

Total AC/HA:	0.13065	Total SF/SM:	5691	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	502,122	Spl Credit		Total:	502,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32502413
Const Adj.:	0.99989998
Adj $ / SQ:	172.236
Other Features:	87796
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401921
Depreciation:	18488
Depreciated Total:	383432

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

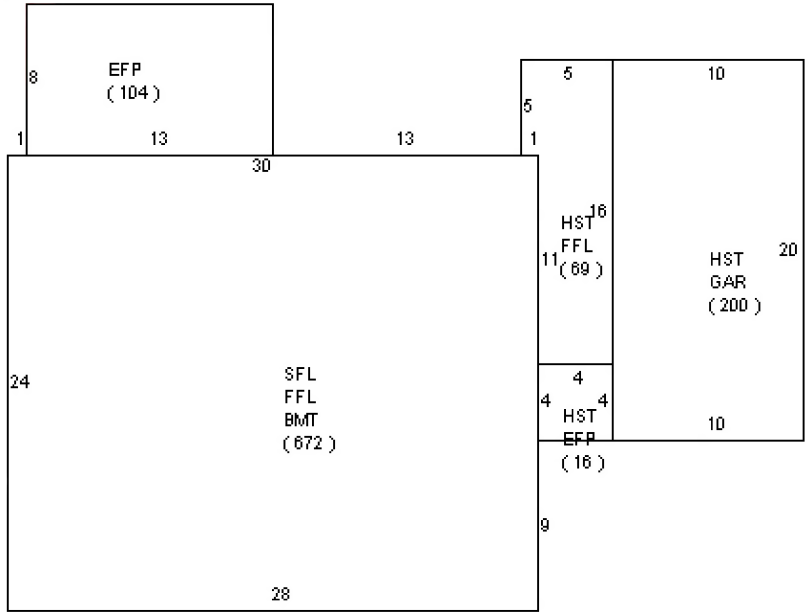
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.24
Special Features:	0	Val/Su Net:	150.47
Final Total:	383400	Val/Su SzAd	246.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	741	172.240	127,627
BMT	Basement	672	51.670	34,723
SFL	Second Floor	672	172.240	115,743
GAR	Garage	200	27.500	5,499
HST	Half Story	143	172.240	24,544
EFP	Enclos Porch	120	49.910	5,989

Net Sketched Area:	2,548	Total:	314,125
Size Ad	1555.5	Gross Area	2690	FinArea	1556
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	